

ARLINGTON SQUARE

3250 – 3300 WASHTENAW AVE ANN ARBOR, MI



LISTING AGENTS

Kyle Passage

Senior Associate +1 248 358 6113 kyle.passage@cushwake.com

Tony Avendt

Managing Director +1 248 358 6115 tony.avendt@cushwake.com



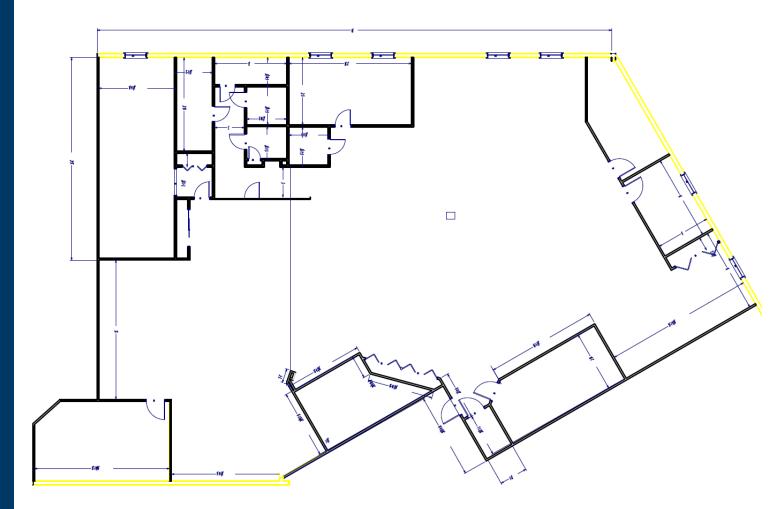


ABOUT THE BUILDING

- Retail 3270: 2,377 SF available
- Across the street from multiple retailers, restaurants, banks, and apartment complexes
- Store front and underground parking available
- High visibility at the corner of Washtenaw Ave and Huron Parkway
- Signalized intersection on high traffic Washtenaw Avenue
- 1.5 miles from US-23







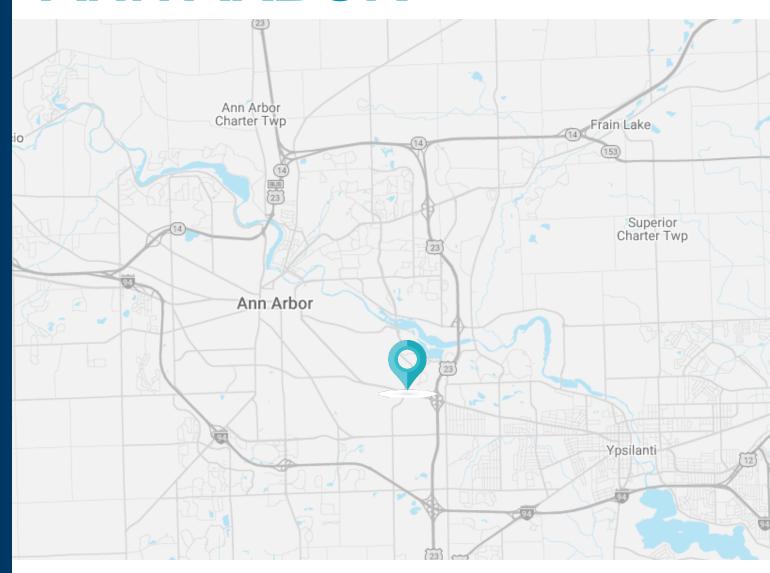




RETAIL 3270

- 2,377 SF For Lease
- Lease rate:\$19.50/SF NNN
- Current office or retail space
- Executive office and conference room
- Common and retail area access

ANN ARBOR



DEMOGRAPHICS

121,536

Population

\$69,456

Median Household Income

27

Median Age

Places to live for families
Fortune.com (2022)

#1

Most educated city in U.S Wallethub.com (2022)

City to live in Michigan
U.S News & World Report
(2022)

#1

Best places to live in America Studyfinds.com (2023)

ARLINGTON SQUARE 3250 – 3300 WASHTENAW AVE

ANN ARBOR, MI

GENERAL INFORMATION

Address 3250-3300

Washtenaw Ave

Ann Arbor, MI 48104

Total Building Area 51,285 SF

Divisible To NA

Primary Use Office / Retail

Year Renovated 1993 Year Built 1990

Stories 2

PRICING

Retail 3270 \$19.50/SF NNN

Est. NNN \$6.50/SF

LISTING AGENTS

Kyle Passage

Senior Associate +1 248 358 6113

kyle.passage@cushwake.com

Tony Avendt

Managing Director +1 248 358 6115

tony.avendt@cushwake.com



DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	8,374	\$106,705	9,132
3 Miles	92,151	\$89,954	128,032
5 Miles	193,587	\$97,053	232,440

SITE DETAILS

Major Crossroads

Total Land Area 1.36 Acres

Zoning PUD

Parcel ID 12-02-209-012

Parking Available Store front and underground parking

Frontage +/- 380' on S. Huron Parkway

+/- 169' on Washtenaw Avenue

Parkway

Washtenaw Avenue and S. Huron

Traffic Count +/- 30,000 cars per day

Neighboring Businesses Gardner White Furniture KinderCare Learning Center

Chipotle Qdoba

Bigalora Wood Whole Foods Kendra Scott Panera Hot Yoga Barnes & Noble Anthropologie

Tropical Smoothie Starbucks

Nordstrom Rack J.Crew Ulta Beauty Old Navy Shake Shack Love Sac

Kroger Marshalls

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.